THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1298507 DEEDWARR
07/17/2025 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056566

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Joan Morgan Sands

Joan Morgan Sands, as Trustee, Affiant

Subscribed and sworn to before me,
this 17th day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-25-2029

Notary Public

My Commission Expires: 5/25/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kenneth Eliot Frederick Sands and Joan Morgan Sands, Co-Trustees of the Kenneth and Joan Sands Revocable Trust 3119 Forrest Park Avenue Nashville, TN 37215	Kenneth Eliot Frederick Sands and Joan Morgan Sands, Co-Trustees of the Kenneth and Joan Sands Revocable Trust 3119 Forrest Park Avenue Nashville, TN 37215	117-01-0155.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **KENNETH E. SANDS and wife, JOAN M. SANDS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **KENNETH ELIOT FREDERICK SANDS and JOAN MORGAN SANDS, as Co-Trustees of the KENNETH AND JOAN SANDS REVOCABLE TRUST under agreement dated July 17, 2025** (the "Grantee"), its successors and

assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 1 on the Plan of Resubdivision of part of Lot No. 6 on the map of Forest Park Land Improvement Co. Subdivision of record in Book 4885, Page 175, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 120.00 feet on the Southerly margin of Forrest Park Avenue and extends back 200.11 feet on the Easterly line and 200.42 feet on the Westerly line to a dead line in the rear, measuring 120.0 feet thereon.
>
> Being the same property conveyed by William T. Bayer, individually, as surviving Tenant in Common of Carol L. Crowell, deceased, and as Co-Executor of the Estate of Carol L. Crowell, deceased, and Mary Margaret Crowell Bourbeau and J. Frank Crowell, III, individually, as devisees of the Estate of Carol L. Crowell, deceased, and as Co-Executors of the Estate of Carol L. Crowell, deceased to Kenneth E. Sands and Joan M. Sands, husband and wife, by deed dated July 17, 2017, recorded as Instrument No. 20170718-0071993, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Deed of Trust of record as Instrument Number 20170718-0071995, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated July 17, 2017, from Kenneth E. Sands and Joan M. Sands, husband and wife, to Farmington Mortgage, a Division of Capstar Bank, in the original principal amount of Seven Hundred Fifty Thousand ($750,000.00) Dollars.
>
> This is improved property commonly known as 3119 Forrest Park Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 17th day of July, 2025.

KENNETH E. SANDS

JOAN M. SANDS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH E. SANDS and JOAN M. SANDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 17, 2025.

7/17/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 17th day of July, 2025.

Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029